

**SNAPSHOT of HOME Program Performance--As of 06/30/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	19		
<b>Program Progress:</b>							
% of Funds Committed	97.36 %	94.88 %	5	93.55 %	86	84	
% of Funds Disbursed	96.67 %	89.43 %	2	86.03 %	99	97	
Leveraging Ratio for Rental Activities	0.7	8.07	19	4.83	11	12	
% of Completed Rental Disbursements to All Rental Commitments***	92.85 %	91.84 %	9	81.34 %	52	46	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.65 %	73.59 %	8	70.65 %	57	56	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	84.24 %	82.13 %	10	81.57 %	51	50	
% of 0-30% AMI Renters to All Renters***	69.57 %	51.00 %	2	45.66 %	90	87	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	98.91 %	97.43 %	12	96.25 %	47	48	
<b>Overall Ranking:</b>			In State:	13 / 19	Nationally:	63 64	
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$23,099	\$27,569		\$27,146	184 Units	18.00 %	
Homebuyer Unit	\$21,931	\$16,168		\$15,140	252 Units	24.70 %	
Homeowner-Rehab Unit	\$10,357	\$15,459		\$20,860	281 Units	27.50 %	
TBRA Unit	\$3,520	\$4,091		\$3,210	303 Units	29.70 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynn MA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$28,242	\$123,125	\$26,867
<b>State:*</b>	\$150,004	\$103,987	\$23,649
<b>National:**</b>	\$97,127	\$76,352	\$23,684

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">50.5</span>	<span style="border: 1px solid black; padding: 2px;">43.7</span>	<span style="border: 1px solid black; padding: 2px;">85.1</span>	<span style="border: 1px solid black; padding: 2px;">43.5</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">46.2</span>	<span style="border: 1px solid black; padding: 2px;">23.8</span>	<span style="border: 1px solid black; padding: 2px;">14.2</span>	<span style="border: 1px solid black; padding: 2px;">21.7</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">17.0</span>	<span style="border: 1px solid black; padding: 2px;">18.3</span>	<span style="border: 1px solid black; padding: 2px;">8.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">8.2</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">56.6</span>	<span style="border: 1px solid black; padding: 2px;">8.7</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">10.3</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">26.9</span>	<span style="border: 1px solid black; padding: 2px;">36.5</span>	<span style="border: 1px solid black; padding: 2px;">11.4</span>	<span style="border: 1px solid black; padding: 2px;">52.2</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">8.2</span>	<span style="border: 1px solid black; padding: 2px;">31.7</span>	<span style="border: 1px solid black; padding: 2px;">14.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">10.4</span>	<span style="border: 1px solid black; padding: 2px;">7.5</span>	<span style="border: 1px solid black; padding: 2px;">3.2</span>	<span style="border: 1px solid black; padding: 2px;">17.4</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">2.8</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">29.1</span>	<span style="border: 1px solid black; padding: 2px;">24.2</span>	<span style="border: 1px solid black; padding: 2px;">4.3</span>	<span style="border: 1px solid black; padding: 2px;">56.5</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">59.3</span>	<span style="border: 1px solid black; padding: 2px;">13.9</span>	<span style="border: 1px solid black; padding: 2px;">44.5</span>	<span style="border: 1px solid black; padding: 2px;">30.4</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">16.5</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">22.5</span>	<span style="border: 1px solid black; padding: 2px;">19.4</span>	<span style="border: 1px solid black; padding: 2px;">28.8</span>	<span style="border: 1px solid black; padding: 2px;">17.4</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">1.1</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">13.7</span>	<span style="border: 1px solid black; padding: 2px;">22.6</span>	<span style="border: 1px solid black; padding: 2px;">10.3</span>	<span style="border: 1px solid black; padding: 2px;">34.8</span>	Other:	<span style="border: 1px solid black; padding: 2px;">67.6</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">3.3</span>	<span style="border: 1px solid black; padding: 2px;">25.4</span>	<span style="border: 1px solid black; padding: 2px;">9.6</span>	<span style="border: 1px solid black; padding: 2px;">13.0</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">14.8</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">11.9</span>	<span style="border: 1px solid black; padding: 2px;">4.6</span>	<span style="border: 1px solid black; padding: 2px;">4.3</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">4.8</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				<span style="border: 1px solid black; padding: 2px;">4</span>

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynn State: MA Group Rank: 63  
 (Percentile)  
 State Rank: 13 / 19 PJs Overall Rank: 64  
 (Percentile)  
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	<b>92.85</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	<b>77.65</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>84.24</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	<b>98.91</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	<b>0.49</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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